



01323 412200

TOWN PROPERTY

Freehold



3 Bedroom



1 Reception



2 Bathroom

£339,950



## 27 Pulborough Avenue, Eastbourne, BN22 9QX

Having been extended and providing generous family sized accommodation, this terraced house in West Hampden Park has three double bedrooms and two bathroom's including en suite facilities to the master bedroom. The property has a sitting room and well equipped kitchen/dining room with access onto a covered patio and attractive lawned rear garden. There is also a useful brick store shed and summerhouse whilst the house is considered to be in good decorative order throughout. Local schools and the Village high street shops and mainline railway station are within convenient walking distance whilst Eastbourne town centre is approximately two miles distant.

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## Main Features

- Terraced House with Loft Conversion
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Modern Bathroom/WC
- En-Suite Bathroom/WC to Master Bedroom
- Attractive Lawned Garden with Canopied Patio Area
- Brick Built Store Shed

### Entrance

Pleasant front gardens with mature shrubs lead to the entrance doors.

### Entrance Hallway

Wood effect flooring. Stairs to first floor.

### Lounge

12'7 x 11'0 (3.84m x 3.35m)

Radiator. Wood effect flooring. Coved ceiling. Wall mounted electric fire. Double glazed window to rear aspect.

### Kitchen/Dining Room

16'4 x 8'11 (4.98m x 2.72m)

Fitted range of high gloss wall and base units. Worktop with inset single drainer one and a half bowl sink unit. Built in gas hob and electric oven under with stainless steel extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for upright fridge freezer. Cupboard housing gas boiler. Part tiled walls. Inset spotlights. Tiled flooring. Understairs cupboard. Coved ceiling. Double glazed window to rear aspect. French doors to gardens.

### Stairs from Ground to First Floor Landing:

Carpet. Coved ceiling. Inset spotlights. Stairs to second floor.

### Bedroom 2

11'8 x 10'6 (3.56m x 3.20m)

Radiator. Coved ceiling. Double glazed window to front aspect.

### Bedroom 3

11'9 x 9'0 (3.58m x 2.74m)

Radiator. Coved ceiling. Fitted wardrobe. Double glazed window to rear aspect.

### Modern Bathroom/WC

White suite comprising of panelled bath with mixer tap, shower over and rainwater shower head. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Frosted double glazed window.

### Stairs from First to Second Floor

### Double Aspect Master Bedroom

16'06 x 14'06 (5.03m x 4.42m)

Radiator. Skylight. Double glazed windows. Door to-

### En-Suite Bathroom/WC

( )

Corner bath with seat, mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with chrome mixer tap. Inset spotlights. Extractor fan. Frosted double glazed window.

### Outside

The well presented rear gardens are laid to lawn with a sizeable patio area that is partly canopied. There are mature trees and shrubs, raised decking, a wooden shed and brick built shed with power.

EPC = D

Council Tax Band = B

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.